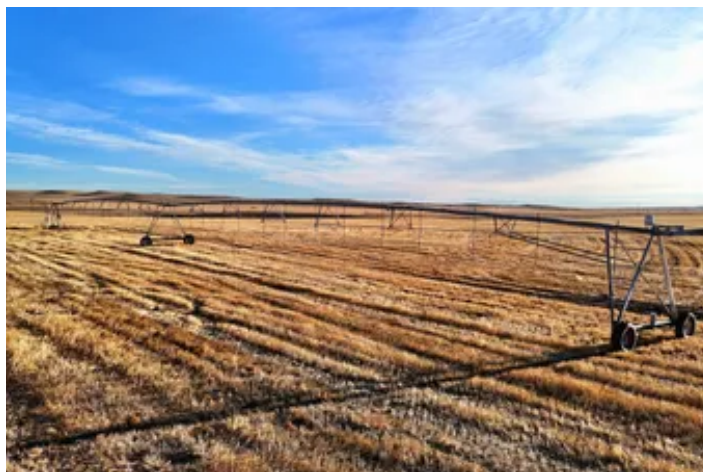
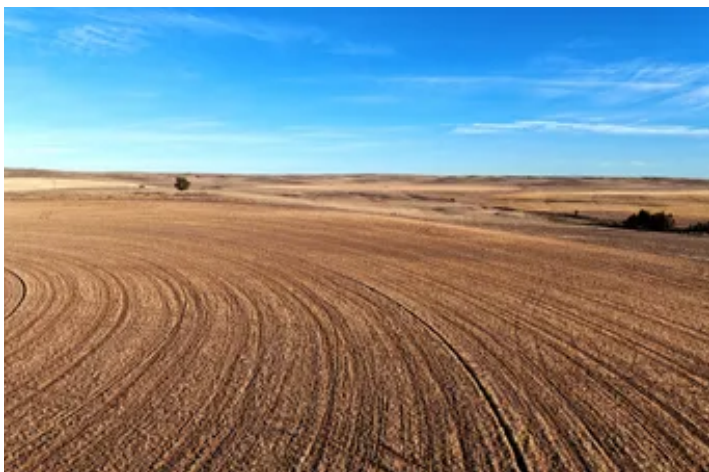


**Kimball Co., NE Irrigated & Pasture Auction (Tract #2)**  
**TBD Highway 30**  
**Bushnell, NE 69128**

**473.500± Acres**  
**Kimball County**



**Kimball Co., NE Irrigated & Pasture Auction (Tract #2)**  
**Bushnell, NE / Kimball County**

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**SUMMARY**

**Address**

TBD Highway 30

**City, State Zip**

Bushnell, NE 69128

**County**

Kimball County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

41.2334 / -103.8387

**Acreage**

473.500

**Property Website**

<https://greatplainslandcompany.com/detail/kimball-co-ne-irrigated-pasture-auction-tract-2-kimball-nebraska/96403/>



**Kimball Co., NE Irrigated & Pasture Auction (Tract #2)**  
**Bushnell, NE / Kimball County**

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**PROPERTY DESCRIPTION**

**Kimball County, NE Irrigated & Pasture Auction (Tract #2)**

*February 17th, 2026 @ 10:30am (Live, Online, & Phone Bidding) Sagebrush Event Venue - 615 E. 3rd St. Kimball, NE 69145*

Tract #2 consists of a nice balance of irrigated farmland, CRP, & pasture. There are two operating irrigation wells that supply water to three pivots covering 142.2 certified irrigated acres. Currently the south zimmatic pivot irrigates 44+/- acres with a nozzle rate of 400 gpm and has an established stand of alfalfa going into its 3<sup>rd</sup> year. The middle pivot covers 66+/- acres with a nozzle rate of 500 gpm and has been planted to oats, and golden german hay millet in recent years. Covering 33+/- acres is the north pivot with a nozzle rate of 400 gpm that has an established stand of alfalfa going its 3<sup>rd</sup> year. Both the middle and north pivots are Lockwoods that have been recently switched over to zimmatic electric components. Both irrigation wells have been recently overhauled. All pivots have also been equipped with fieldNET controls offering remote monitoring/control from a cell phone with activation being required. There is a possibility of growing other crops or even the potential of planting grass under the pivots for irrigated grazing opportunities. The fenced pasture with a livestock well on the north side of the parcel offers livestock grazing or the potential to be leased to a local tenant for annual income. Located on the east side of the property you will find 57.83 acres enrolled in CRP paying \$1,621 annually until 2027. Additionally, the property benefits from a pore space and carbon dioxide storage lease agreement with Tallgrass High Plains Carbon Storage, LLC, generating substantial annual income potential. For the outdoor enthusiasts Oliver Reservoir and Recreational area is located directly across from Paved Highway 30 offering great fishing or additional outdoor activities. Wildlife frequently found on the property and in the area includes deer, antelope, and small game. Exact acreage and boundaries will be subject to a survey being completed as the 3BD 2BA home and 35+/- acre improvement site with historic barn, outbuildings, feed bunks, & corrals is being offered separately as a standard listing. Give us a call today for more information or to register to bid for this exceptional opportunity.

**Driving Instructions Tract #2** - From Kimball, NE take Paved Highway 30 approximately 9 miles west until you reach the driveway for the property on the right-hand side (north).

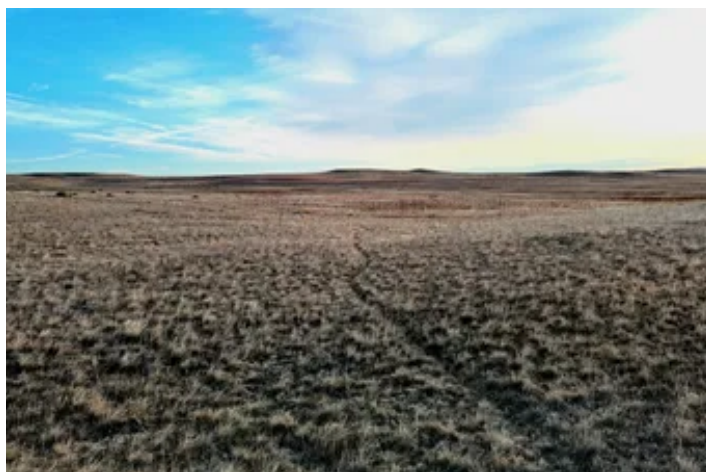
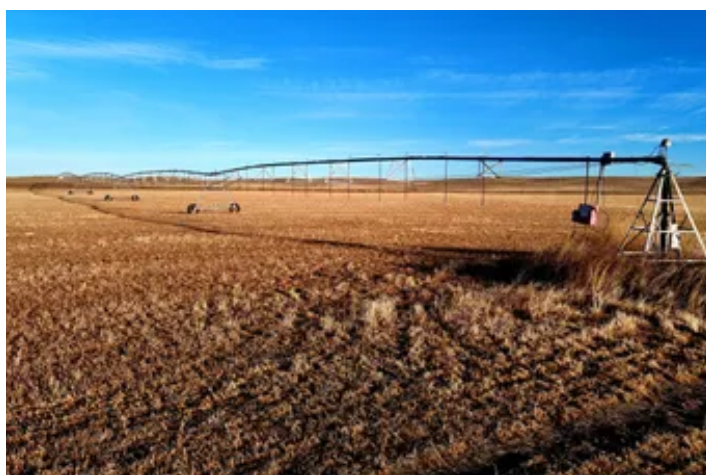
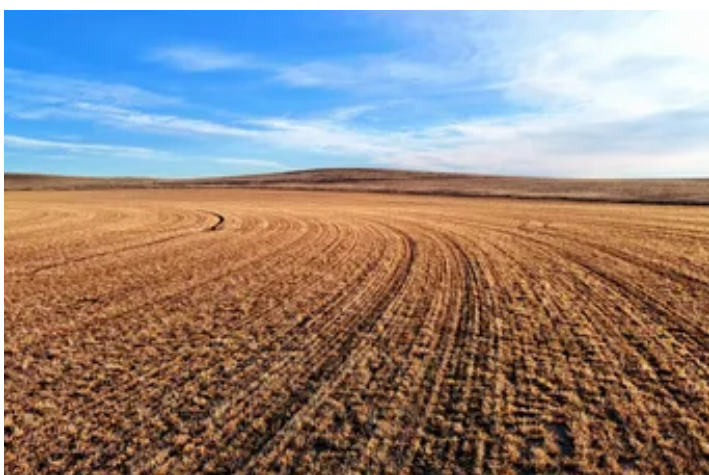
**Additional Information:** See the attached water allocation report, well permits, CRP contract, FSA paperwork, and Tallgrass easement agreement for additional information.

**Great Plains Land Company is offering a 1% Buyer's Agent Co-op for Agents who register their buyer 24 hours in advance.**

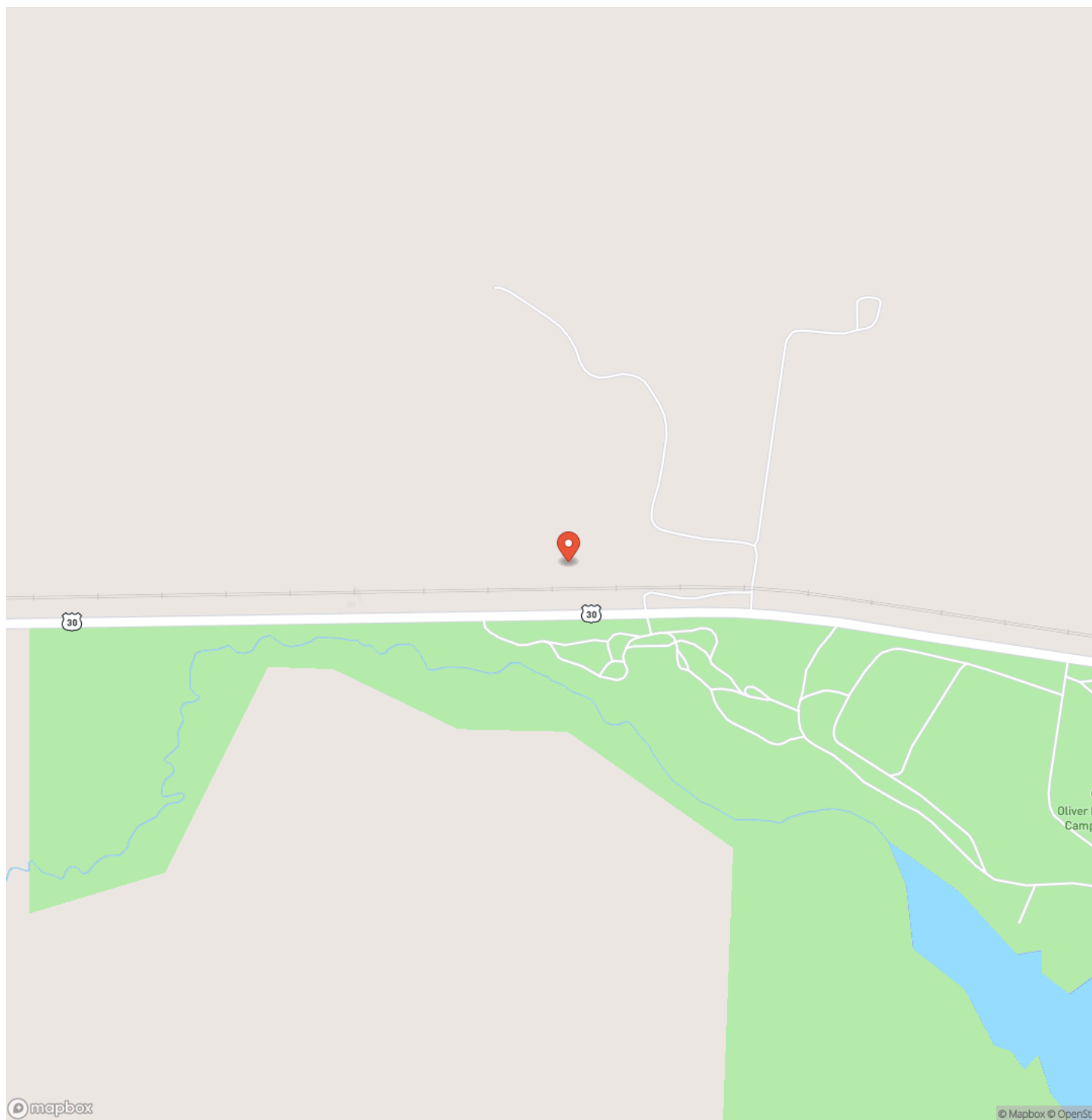


**Kimball Co., NE Irrigated & Pasture Auction (Tract #2)**  
**Bushnell, NE / Kimball County**

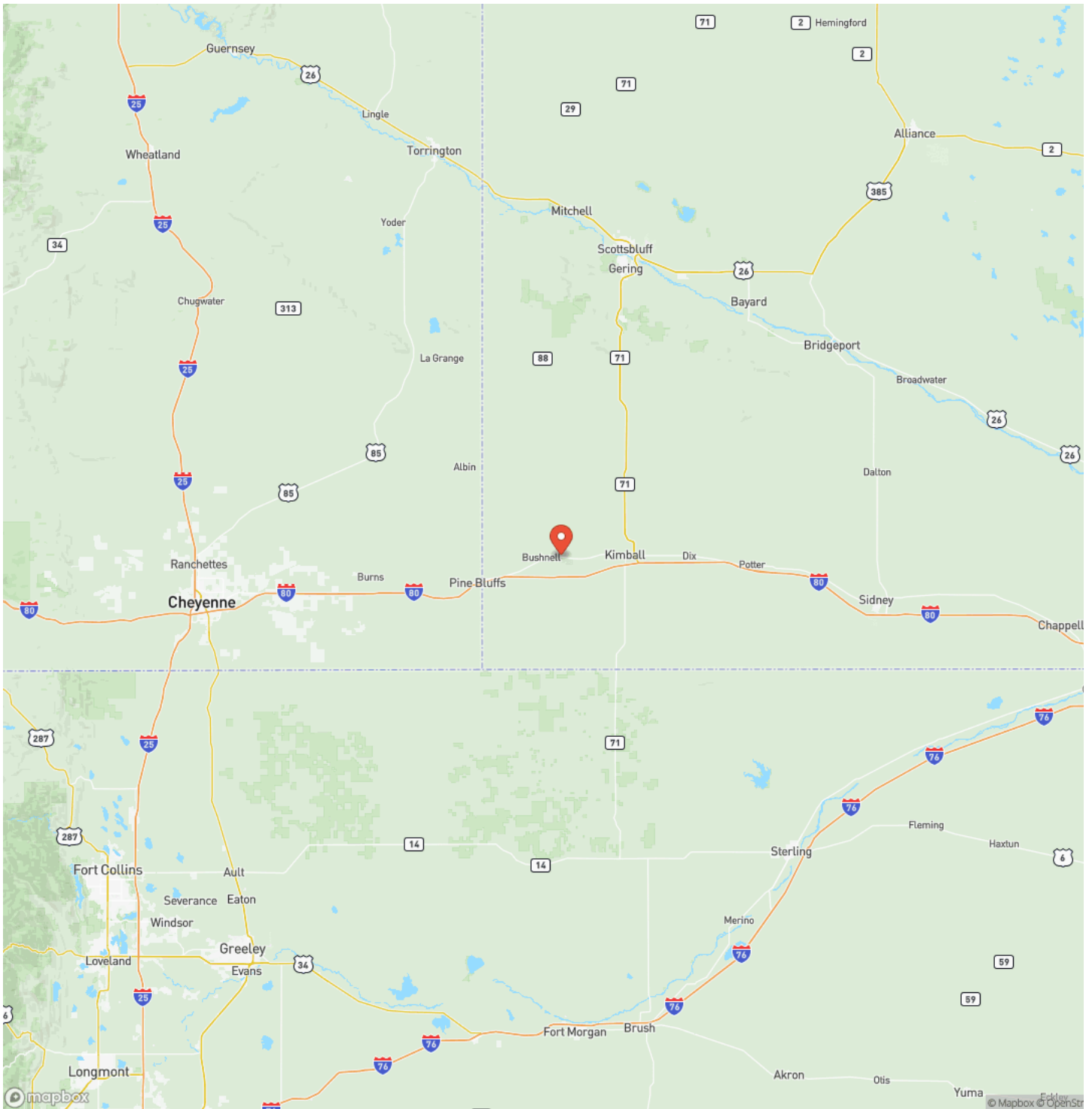
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## Locator Map



## Locator Map





## Satellite Map



**Kimball Co., NE Irrigated & Pasture Auction (Tract #2)**  
**Bushnell, NE / Kimball County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel Hunning

## Mobile

(970) 227-1230

## Office

(308) 524-9320

## Email

daniel@greatplains.land

## Address

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**Great Plains Land Company**  
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